



**Environmental  
 Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13939</u>
MEPA Analyst:	<u>Nick ZAVOLAS</u>
Phone:	617-626- <u>1036</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <b>The Village At Patriot Common</b>		
Street: <b>Proctor Street &amp; Hayes Road</b>		
Municipality: <b>Townsend</b>	Watershed: <b>Nashua</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>42°39'40"</b> Longitude: <b>71°39'50"</b>	
Estimated commencement date: <b>June 2007</b>	Estimated completion date: <b>June 2013</b>	
Approximate cost: \$	Status of project design: <b>90% complete</b>	
Proponent: <b>James V. DeCarolis 1997 Realty Trust</b>		
Street: <b>175 Kendall Road</b>		
Municipality: <b>Tewksbury</b>	State: <b>MA</b>	Zip Code: <b>01876</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Charles Strickland</b>		
Firm/Agency: <b>Meisner Brem Corporation</b>	Street: <b>142 Littleton Road, Suite 16</b>	
Municipality: <b>Westford</b>	State: <b>MA</b>	Zip Code: <b>01886</b>
Phone: <b>(978) 692-1313</b>	Fax: <b>(978) 692-0303</b>	E-mail: <b>cstrickland@meisnerbrem.com</b>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify D.E.P., Conservation Commission)  No

List Local or Federal Permits and Approvals: None

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Land            | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input checked="" type="checkbox"/> ACEC | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	111±			
New acres of land altered		19±		
Acres of impervious area	0±	5±	5±	
Square feet of new bordering vegetated wetlands alteration		518±		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	97,200±	97,200±	
Number of housing units	0	27	27	
Maximum height (in feet)	0	30'±	30'±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	270±	270±	
Parking spaces	0	108+	108+	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	11,880±	11,880±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	11,880±	11,880±	
Length of water/sewer mains (in miles)	0	0	0	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify Squannassit)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The project is an Open Space Preservation Development on 18± acres of the 111± acre parcel. A roadway network with access and egress from both Proctor Road and Hayes Road is proposed to service 27 single family house lots. All lots will be serviced by private, subsurface sewage disposal facilities and municipal water and underground utilities.

The Squannassit Area of Critical Environmental Concern encroaches onto the property. The ACEC is associated with the intermittent stream that flows south through the site approximately 700'± from Proctor Road. This is the southeastern border of the ACEC. The majority of the area is located to the north and west of the site.

The proposed roadways will require two wetland crossings totaling approximately 518± ft<sup>2</sup> of permanent wetlands to be filled. Wetland replication areas totaling approximately 1,000± ft<sup>2</sup> of the wetlands to be filled will be proposed.

The bordering vegetated wetlands on site will be protected during construction by a row of staked haybales and silt fence to prevent erosion and siltation of the resource areas. The increase in stormwater flows generated by the construction will be treated and mitigated by the construction of stormwater management facilities which include sediment forebays and extended detention basins. A Notice of Intent has been filed with the Townsend Conservation Commission as required. An additional notice to be filed with the Environmental Protection Agency is required in accordance with NPDES requirements prior to construction of this project.

One alternative to construction of this project is to construct a conventional subdivision on the property. A conventional subdivision would require substantially more land area disturbance and has the potential to require additional wetland resource area impacts. The proposed cluster development limits the total land area disturbed to less than 10% of the entire parcel area and less than 7% of the total bordering vegetated wetland bufferzone (100').